



Kestrel Close, Hove, BN3 6NS
£800,000 - £850,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Kestrel Close, Hove, BN3 6NS

£800,000 - £850,000 Guide

A truly stunning four-bedroom end-of-terrace house, ideally positioned in this highly sought-after central location. The property has been finished to an excellent standard throughout with a beautiful open plan kitchen/dining room, and further benefits from a superbly landscaped rear garden. Early and internal viewing is essential.





Further Information

Guide Price £800,000 - £850,000.

A truly stunning four-bedroom end-of-terrace house, ideally positioned in this highly sought-after central location. The accommodation comprises a spacious entrance hall, an attractive bay-fronted living room, and a truly amazing open-plan kitchen/dining room to the rear. Filled with natural light from a skylight and large sliding doors opening onto the garden, this space is a true focal point of the home and has been finished to an exceptional standard.

The former garage has been converted to create a self-contained annexe, complete with en suite shower room and its own separate access. The space is currently utilised as a successful Airbnb, offering excellent flexibility for guest accommodation, independent living or a home study. The current owners have adapted the downstairs WC to accommodate a washing machine for convenience. This can easily be reinstated as a WC, with kitchen space for appliances.

To the first floor, there are three generous double bedrooms and a family bathroom, with the principal bedroom further benefiting from a modern en suite bathroom featuring both bath and separate walk-in shower.

The rear garden has been beautifully landscaped to include decking, lawn and well-stocked borders, along with secure side access.

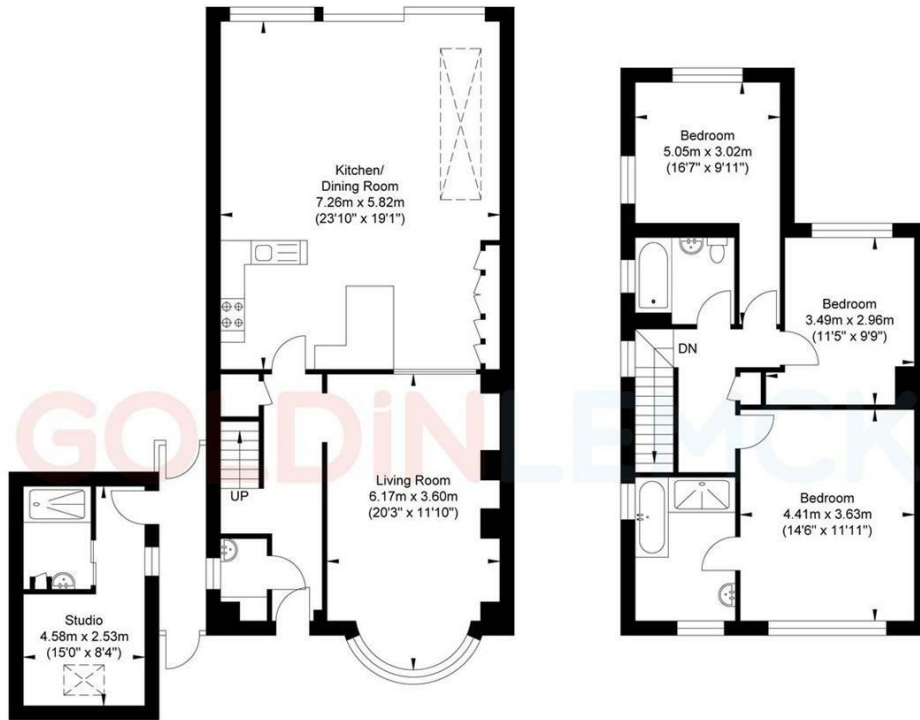
Family homes of this standard are rarely found, and we cannot stress that early and internal viewing is highly recommended.

Kestrel Close is a quiet residential cul-de-sac, well positioned for easy access into both Brighton and Hove. The area is popular with families and professionals alike, with a good range of local shops, well-regarded schools and green spaces nearby. Preston Park, Hove Park, and the seafront are both within easy reach, while regular bus routes and nearby road links provide straightforward connections



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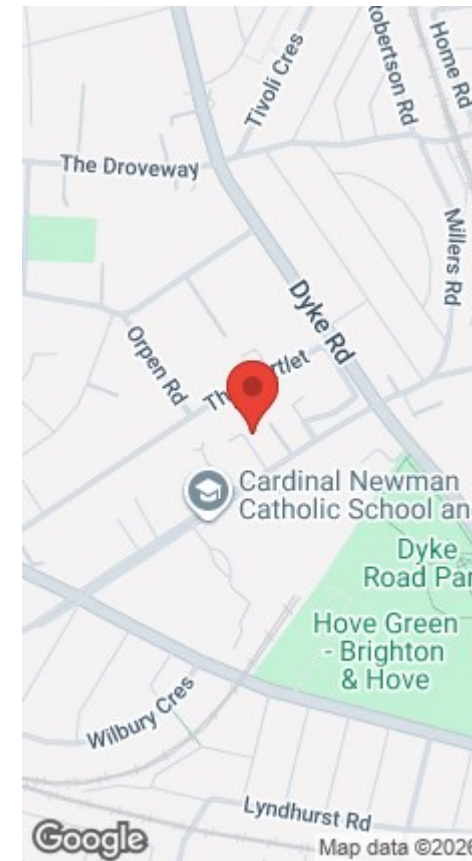
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Ground Floor
Approximate Floor Area
928.27 sq ft
(86.24 sq m)

First Floor
Approximate Floor Area
606.43 sq ft
(56.34 sq m)

Approximate Gross Internal Area (Including Studio) = 142.58 sq m / 1534.71 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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